

**BILZIN SUMBERG BAENA PRICE & AXELROD LLP**

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

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MIAMI • TALLAHASSEE

*mtf -  
for handling  
af*

Jerry B. Proctor, Esq.  
Direct Dial: (305) 350-2361  
Direct Facsimile: (305) 351-2250  
E-Mail: JPROCTOR@BILZIN.COM

November 4, 2005

Via Hand Delivery

Mr. Alberto Torres, Assistant Director  
Miami-Dade County Planning and Zoning  
111 NW First Street, 11th Floor  
Miami, Florida 33128

Re: Redlands Cove Development, LLC (f/k/a Chung Kim Vu and Phung My Vuong)  
Zoning Application No. 05-094 (CZAB 14)

*A/*  
Dear Mr. Torres:

This application for rezoning has been pending for several months. Enclosed please find comments from the School Board.

As representative of the applicant, we would like to now proceed to hearing. Please schedule this application on the earliest available agenda of Community Zoning Appeals Board 14. Please also note that the application number on the attached School Board material should be 05-094, not 05-092. Thank you.

Sincerely,



Jerry B. Proctor

JBP:id

cc: Jose Navarrete  
Alexandra Deas, Esq.  
Ron Connally, MDC Planning and Zoning  
Jose Hernandez, MDC Planning and Zoning  
Patricia Good, MDC School Board (w/encl.)

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MIAMI 940927.2 7/63/1822992 ZONING SERVICES DIVISION, DADE COUNTY  
DEPT. OF PLANNING & ZONING

BY

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ZONING SERVICES DIVISION, DADE COUNTY  
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Direct Facsimile: (305) 351-2250  
E-Mail: JPROCTOR@BILZIN.COM

*10/31/05  
re your request -  
for your information  
and action.  
JBP*

October 18, 2005

Via Hand Delivery

Mr. Alberto Torres, Assistant Director  
Miami-Dade County Planning and Zoning  
111 NW First Street, 11th Floor  
Miami, Florida 33128

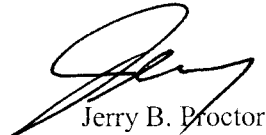
Re: Redlands Cove Development, LLC (f/k/a Chung Kim Vu and Phung My Vuong)  
Zoning Application No. 05-092 (CZAB 14)

Dear Mr. Torres:

This application for rezoning has been pending for several months. Enclosed please find comments from the School Board.

As representative of the applicant, we would like to now proceed to hearing. Please schedule this application on the earliest available agenda of Community Zoning Appeals Board 14. Thank you.

Sincerely,

  
Jerry B. Proctor

JBP:id

cc: Jose Navarrete  
Alexandra Deas, Esq.  
Ron Connally, MDC Planning and Zoning  
Jose Hernandez, MDC Planning and Zoning

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DEPT. OF PLANNING & ZONING

BY \_\_\_\_\_

**Miami-Dade County Public Schools***giving our students the world*

**Superintendent of Schools**  
Rudolph F. Crew, Ed.D.

**Ana RiJo-Conde, AICP, Facilities Planning Officer**  
Facilities Planning

October 17, 2005

**Miami-Dade County School Board**  
Frank J. Bolaños, Chair  
Dr. Robert B. Ingram, Vice Chair  
Agustín J. Barrera  
Evelyn Langlieb Greer  
Pera Tabares Hanlman  
Dr. Martin Karp  
Ana Rivas Logan  
Dr. Marta Pérez  
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Chum Kim Vu and Phungmy Vuong - Application No. 05-092 (CC14)**  
**Southeast Corner of SW 276 Street and SW 157 Avenue**  
**UPDATED**

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary and South Dade Senior High School currently operating at 120% and 132% of FISH % utilization, respectively (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal, and the recently approved Review Criteria the District met with the applicant on June 6, 2005, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. Although the applicant proffered mitigation, it did not conform to the Review Criteria established by the Board.

In accordance with the Review Criteria established by the Board, the School District is requesting that the application be denied, or that it be deferred until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

**School Board Administration Building • 1450 N.E. 2<sup>nd</sup> Avenue, Suite 525 • Miami, Florida 33132**  
**305-995-7285 • FAX 305-995-4760 • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)**

Ms. Maria Teresa-Fojo  
October 17, 2005  
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

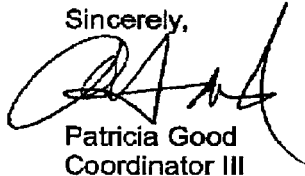
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 15-unit development is estimated to generate approximately \$36,000 (\$2,400 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:am  
L-0612  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
\* Mr. Jerry Proctor

**UPDATED  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 05-094, Chum Kim Vu and Phungmy Vuong (CC14)

**REQUEST:** Zone change from AU to EU-S

**ACRES:** 10 acres

**MSA/Multiplier:** 7.3/70

**LOCATION:** Southeast Corner of SW 276 Street and SW 157 Avenue

**NUMBER OF  
UNITS:** 15 additional single-family units (2 units currently permitted under existing zoning classification, for a total of 17 units)

**ESTIMATED  
STUDENT  
POPULATION:** 11 students\*

**ELEMENTARY:** 5

**MIDDLE:** 3

**SENIOR:** 3

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Redland Elementary - 24701 SW 162 Ave.

**MIDDLE:** Redland Middle - 16001 SW 248 St.

**SENIOR HIGH:** South Dade Senior - 28401 SW 167 Ave.

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of August, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
<b>Redland Elem.</b>	1082/ 1087*	903	120%/ 120%*	0	120%/ 120%*	1202
<b>Redland Middle</b>	1476/ 1479*	1230	120%/ 120%*	79	113%/ 113%*	2247
<b>South Dade Sr.</b>	2774/ 2777*	1721	161%/ 161%*	380	132%/ 132%*	2913

\* Increased student population as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and students are figured in current population. assuming all approved developments are built; also assumes none of the prior cumulative

**Notes:**

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the elementary and senior high schools meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA**

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

**Projects in Planning, Design or Construction**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007
State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2120 student stations)	Design	August 2007
State School "CCC1" (Partial Replacement of South Dade Sr. High School) (1522 additional student stations)	Design	March 2008

**Proposed Relief Schools****School****Funding Year**

New Elementary School – (S/S "A1")  
(Chapman, Naranja and Redland Elementary School Relief)  
(1221 student stations)

FY 06-07

New K-8 @ Palm Glade (S/S "CC1")  
(Pine Villa and Redland Elementary School Relief,  
and Redland Middle School Relief)  
(1624 student stations)

FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 3124  
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 5578  
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$72,039.

**CAPITAL COSTS:** Based on the State's October-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	5 x	\$ 13,890	=	\$ 69,450
MIDDLE	3 x	\$ 15,925	=	\$ 47,775
SENIOR	3 x	\$ 21,074	=	\$ 63,222

Total Potential Capital Cost \$180,447

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

### Charter Schools Growth in Miami-Dade County

School Name	Actual Enrollment (8-10-05)	Projected Enrollment (per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	139	400	500	500
Archimedean Academy	432	525	525	525
Archimedean Middle Conservatory	55	180	240	240
ASPIRA Eugenio Maria de Hostos	299	600	600	600
ASPIRA Youth Leadership	291	450	450	450
ASPIRA South Youth Leadership	202	210	450	600
Aventura City of Excellence School	671	900	900	900
Balere Language Academy	155	175	250	450
Coral Reef Montessori	324	500	500	500
Doctors Charter School of Miami Shores	401	375	450	525
Doral Academy	728	2,200	2200	2,200
Doral Academy Middle School	809	1,250	1250	1,250
Doral Academy High School	908	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	50	100	150	200
Downtown Miami Charter School	558	650	650	650
Early Beginnings Academy – Civic Center	25	80	80	80
Early Beginnings Academy – North Shore	12	43	43	70
Florida International Academy	258	350	350	350
International Studies Charter High School	80	500	750	1,000
Keys Gate Charter School	1,085	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	372	705	705	705
Life Skills Center Miami-Dade County	13	300	450	600
Mater Academy	700	1,150	1,150	1,150
Mater Academy Charter High School	1,158	1,300	1,300	1,300
Mater Academy Charter Middle School	1,157	1,300	1,300	1,300
Mater Academy East Charter School	310	800	800	800
Mater Academy East Middle School	103	250	250	250
Mater Performing Arts & Entertainment Academy	97	100	150	200
Miami Children's Museum	72	350	350	350
Miami Community Charter School	221	600	600	600
Oxford Academy of Miami	101	450	450	450
Pinecrest Preparatory Academy Middle School	216	750	800	800
Pinecrest Preparatory Academy	743	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	192	400	600	600
Renaissance Elementary Charter School	444	500	500	500
Renaissance Middle Charter School	43	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	17	36	36	36
School for Integrated Academics & Technologies	262	800	800	800
Somerset Academy	514	700	700	700
Somerset Academy Charter Middle School	70	300	300	300
Somerset Academy Charter High School	7	250	375	500
Spiral Tech Elementary Charter School	71	290	290	290
Spirit City Academy	40	250	300	400
Sunshine Academy	100	150	200	450
The Charter School at Waterstone	1,001	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	11	500	600	600
Transitional Learning Academy	28	48	48	72
Youth Co-Op Charter School	508	525	525	525
<b>TOTAL: 50 schools</b>	<b>16,141</b>	<b>27,514</b>	<b>30,139</b>	<b>32,690</b>



Board-Approved Contract - for schools to open in future years			
School Name	Projected Enrollment (as per contract)		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
<b>TOTAL: 12 schools</b>	<b>-0-</b>	<b>5,395</b>	<b>7,880</b>
<b>SUB-TOTAL (EXISTING + APPROVED) 62 schools</b>	<b>27,514</b>	<b>35,534</b>	<b>40,570</b>

Board-Approved applications for schools opening in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
<b>Total :</b>	<b>18 schools</b>	<b>17,050</b>
GRAND TOTALS		
Number of Schools		Maximum Enrollment Capacity
<b>80</b>		<b>57,620</b>

## NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleo@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@miamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings - North Shore 985 NW 91 St. Miami, FL 33150 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings - Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Keitha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACE! Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puello-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4667	6-8